



CITY OF BOAZ
Planning Commission Minutes
August 06, 2024

Boaz Public Library, Mastin Conference Room – 6:00 PM

I. Call to Order

Chairman Bates called the meeting to order at 6:00 P.M.

PRESENT

David Wallace
Harrold Johnson
Nick Borden
Paul Hale
Steven Bates
Darby Pruitt
Matt Brannon

ABSENT

Chris Alexander

II. Invocation

Nick Borden gave the Invocation.

III. Pledge of Allegiance

Darby Pruitt led the Pledge of Allegiance.

IV. Adoption of Agenda

Motion made by Borden, Seconded by Wallace. The motion passed by unanimous voice vote.

V. Reading and/or Approval of Minutes of Previous Planning Commission Meeting

1. Adopt the minutes of the Planning Commission Meeting dated February 8th 2024.

Motion made by Wallace, Seconded by Brannon. The motion passed by unanimous voice vote.

VI. Public Hearings

1. A public hearing to hear a request from Randall Pankey. Mr. Pankey is seeking to rezone 18.72 acres of property abutting AL HWY 168 and Bruce Road, from R-7 Patio/Garden Home District to R-1 (Low Density Detached Residential District). Mr. Pankey seeks to develop a low density detached residential subdivision on the property, to be called Dogwood Farms III.

Motion made by Brannon to open the public hearing at 6:02 P.M., Seconded by Borden. The motion passed by unanimous voice vote.

Chairman Bates asked if anyone would like to speak in favor of the rezoning.

Randall Pankey of 750 Martin Road Boaz, Alabama spoke for the rezoning.

Chairman Bates asked if anyone would like to speak in opposition of the rezoning. There was no response.

Motion made by Borden to close the public hearing at 6:04 P.M., Seconded by Wallace. The motion passed by unanimous voice vote.

VII. New Business

1. Entertain a motion to approve the the request from Randall Pankey. Mr. Pankey is seeking to rezone 18.72 acres of property abutting AL HWY 168 and Bruce Road from R-7 Patio/Garden Home District to R-1 (Low Density Detached Residential District). Mr. Pankey seeks to develop a low density detached residential subdivision on the property, to be called Dogwood Farms III.

Motion made by Brannon to approve the rezoning request, Seconded by Borden. The motion passed by unanimous voice vote.

2. Discussion of Rezoning Sunview Place properties from R-6 Manufactured Housing District to R-2 Medium Density Detached Residential District.

Motion made by Borden to open the discussion at 6:05 P.M., Seconded by Wallace. The motion passed by unanimous voice vote.

Planning Commission members and City Attorney Christie Knowles discussed the zoning issues with Sunview Place properties. City Attorney Knowles discussed as the mobile homes become damaged or removed they would not be allowed to be replaced to meet the current Zoning Requirements of R-6 Manufactured Housing District rendering the properties unusable. She agrees that rezoning to R-2 would allow the property owners the ability to utilize their property for the future construction of homes. Planning Commission members discussed flood zone issues that could arise. City Attorney Christie Knowles stated the problem right now is they can't do anything with the property that complies at all and, as a City, we don't need to make it impossible for individuals to use their property. Planning Commission members decided they will discuss this with the property owners and get their opinion.

Motion made by Hale to close the discussion at 6:18 P.M., Seconded by Wallace. The motion passed by unanimous voice vote.

VIII. Old Business

1. Discuss hand out of Ideas for sign regulation amendments.

Motion made by Borden to open discussion at 6:18 P.M., Seconded by Brannon. The motion passed by unanimous voice vote.

Building Inspector Nick Borden discussed potential Sign Ordinance Amendments with Planning Commission members and City Attorney Christie Knowles. Items discussed were 2 square feet per linear foot, perforated signs, Freedom of Speech Act, window signs, seasonal signs, and murals. Planning Commission members gave their opinions on sign regulations.

Motion made by Brannon to close discussion at 6:37 P.M., Seconded by Borden. The motion passed by unanimous voice vote.

IX. Public Comments

Allen Whitehead of 438 McVile Road asked where they were in the Randall Pankey discussion and what Randall would have to do next to get his approval. Building Inspector Nick Borden answered that the Planning Commission would give its recommendation to the City Council and it will go to the City Council on August 26, 2024. Mr. Whitehead asked if Council approved the rezoning when could he start construction. Mr. Borden answered he would have to have preliminary plat approval by the Planning Commission first and explained the process for that. He would have to come back to the Planning Commission for a final plat approval before starting construction of houses.

X. Adjourn

The meeting adjourned at 6:41 P.M.

Motion made by Borden, Seconded by Wallace. The motion passed by unanimous voice vote.

Minutes prepared by City Clerk/ Treasurer Beth Stephens.